



# Downey McCarthy

*...the people you can trust*

## 13 Linden Avenue, Beaumont, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to bring to the market this extended five bedroom semi-detached property, located in one of Cork city's premier residential addresses with all essential and recreational amenities at its doorstep. This property benefits from extensive living and bedroom accommodation along with a superb rear garden of approx. 90 Ft in length, which allows for future development subject to planning permission. Viewing highly recommended to appreciate what this fine property has to offer.



**AMV: €490,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Premier residential address
- Spectacular West facing rear garden Approx. 90 Ft Long
- Approx. 211.7 Sq. M / 2,279 Sq. Ft
- Built C. 1960
- Potential to create a self contained unit on the ground floor
- Excellent location within a 10 minute walk from all amenities to include schools, bars, cafes & The Marina Park.
- 15 minutes walk to Blackrock village & The Blackrock Railway Greenway
- Five spacious bedrooms
- Modern fitted kitchen
- Attached garage with potential to convert to additional living space
- Located on the No 202 bus route
- BER F with potential to increase to A3

## | PORCH

0.63m x 2.2m (2'0" x 7'2")

A sliding door allows access to a porch area which has tile flooring. A teak door with glass centre and side panelling allows access to the main reception hallway.

## | RECEPTION HALLWAY

5.4m x 2.1m (17'7" x 6'8")

The reception hallway features carpet flooring and offers one centre light piece, two wall-mounted light pieces, one radiator, three power points, one thermostat control for the heating, two telephone points and extensive under stair storage.

## | LIVING ROOM

3.7m x 4.6m (12'1" x 15'0")

A spacious main living room has one window to the front of the property including a net blind, a curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece and a wall-mounted shelving unit. There are two wall-mounted light pieces, seven power points, one television point and a feature fireplace with marble surround and gas insert.



## | LOUNGE/FAMILY ROOM

3.5m x 3.95m (11'4" x 12'9")

This versatile room could serve a multitude of uses either as a second living area or dining space. The room has vinyl flooring, one centre light piece, two wall-mounted light pieces and a sliding door allows access to a sunroom. There is a fireplace with gas insert, four power points, one television point and one radiator.



## | KITCHEN/DINING

6.35m x 2.7m (20'8" x 8'8")

A superb extended kitchen/dining area features a modern high gloss fitted kitchen with contrasting walnut worktop counters and tile splashback. The kitchen includes an integrated oven, microwave, larder unit and a stainless steel bowl and a half sink. One window overlooks the rear of the property flooding the room with natural light and the room is finished with two light pieces, vinyl flooring throughout, built-in storage and additional wall-mounted storage. There is one radiator, two television points and twelve power points. An aluminium door with glass panelling allows access to the sunroom.



## | SUNROOM

3m x 3.6m (9'8" x 11'8")

The sunroom has tile flooring, windows to the rear and a sliding door allowing access to a superb patio area. There is clear panelled roof with integrated blinds, two wall-mounted light pieces and four power points.



## | UTILITY ROOM

4m x 3.2m (13'1" x 10'4")

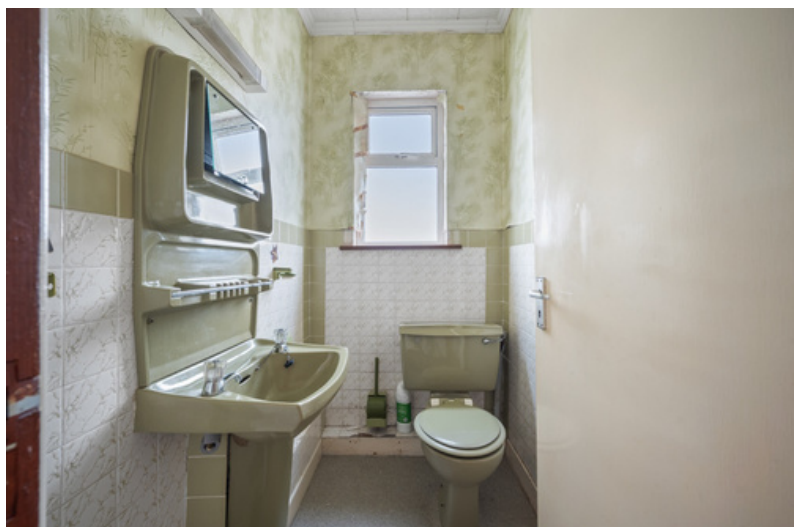
The utility room features vinyl flooring, one window to the side of the property, one centre light piece and built-in wall-mounted shelving at eye and floor level. The area has a radiator, a stainless steel sink, plumbing for a dishwasher/washing machine, space for a dryer and three power points. Located off the utility room is a downstairs w.c.



## | W.C.

1.2m x 1.7m (3'9" x 5'5")

The w.c features a two piece suite and has one window to the side of the property, vinyl flooring, wall tiling, one centre light piece, one wall-mounted light piece and one wall-mounted heater.



## | PLAYROOM

5.4m x 3.2m (17'7" x 10'4")

Located off the utility room to the rear, this versatile room could serve a number of uses. The room has double doors allowing access to a patio area. There is carpet flooring, a feature brick wall, timber panelled ceiling, recessed spot lighting, two wall-mounted light pieces, one large radiator, one television point and four power points. A door from here allows access to a home office/study room.



## | HOME OFFICE/STUDY

6m x 3.6m (19'6" x 11'8")

A spectacular, spacious room has one window to the side of the property, two light pieces, concrete floor, one radiator and four power points. This room could make an ideal home office/study space for prospective purchasers or could potentially be converted to a granny flat.



## | GARAGE

6.1m x 3.2m (20'0" x 10'4")

Located off the utility room, the garage has an up and over door to the front of the property and a pedestrian door to the side of the property. There is one centre light piece, wall-mounted shelving, a concrete floor and a pit for vehicular servicing. The condensing gas boiler is housed here.

## | STAIRS AND LANDING

2.1m x 2.7m (6'8" x 8'8")

The stairs and landing are fitted with carpet flooring throughout. At the half landing, the stairs lead to the left and right – left to the main property and right leads to the extension over the garage. At the top of main landing there is an access hatch to the attic and a smoke alarm.

## | BEDROOM 1

3.7m x 4m (12'1" x 13'1")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece, seven power points and one television point.



## | BEDROOM 2

3.5m x 4m (11'4" x 13'1")

A spacious double bedroom has one window to the rear of the property overlooking the fantastic rear garden. The room has carpet flooring, attractive colour palette, covings surrounding the ceiling, one centre light piece, one radiator, three power points and plumbing for a wash hand basin.



## | BEDROOM 3

2.7m x 2.7m (8'8" x 8'8")

A large single bedroom has one window to the front of the property. The room has carpet flooring, covings surrounding the ceiling, one radiator, one centre light piece and three power points.



## | HALL

0.9m x 3.4m (2'9" x 11'1")

Located off the half landing, a hallway allows access to bedrooms 4 and 5. This area features carpet flooring and one window to the side of the property with a Venetian blind, a curtain rail and curtains. There is one wall-mounted light piece.

## | BEDROOM 4

4.7m x 3.4m (15'4" x 11'1")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, a wash hand basin with integrated storage and a shower unit. There is one radiator, one centre light piece, one wall-mounted light piece and two power points.



## | BEDROOM 5

3.8m x 3.4m (12'4" x 11'1")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling with an integrated workstation, wall-mounted shelving, one radiator, one centre light piece and three power points.



## | FAMILY BATHROOM

2.3m x 2.7m (7'5" x 8'8")

The main bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath. The room has one window to the rear of the property, carpet flooring, timber panelled ceiling, one centre light piece, one radiator, a wall-mounted mirror with integrated lighting and a wall-mounted heater. There is a hot press area accessed from the bathroom which is shelved for storage.

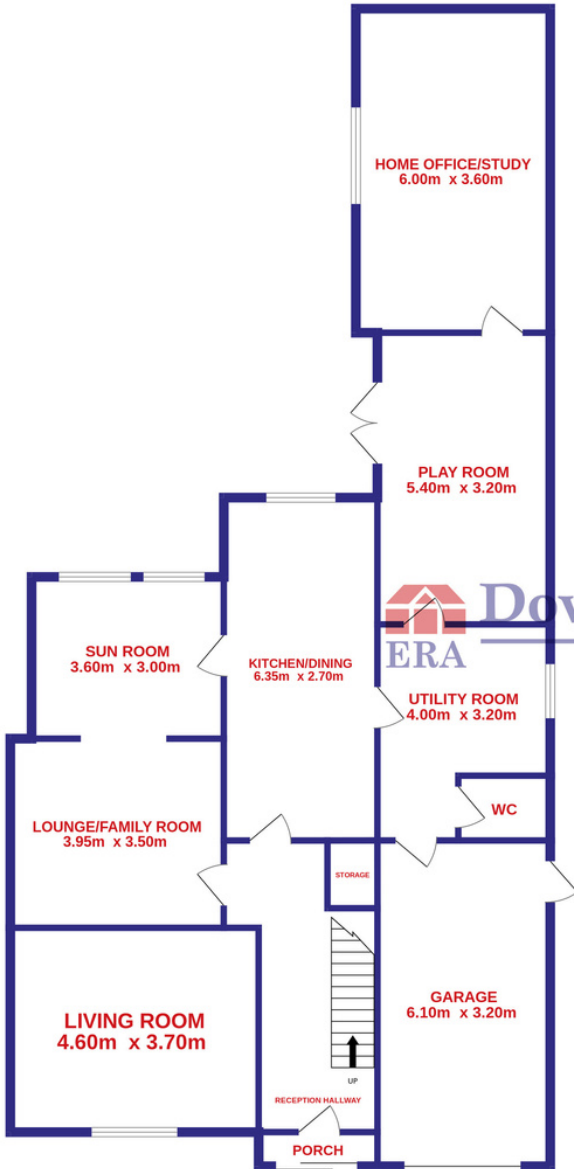


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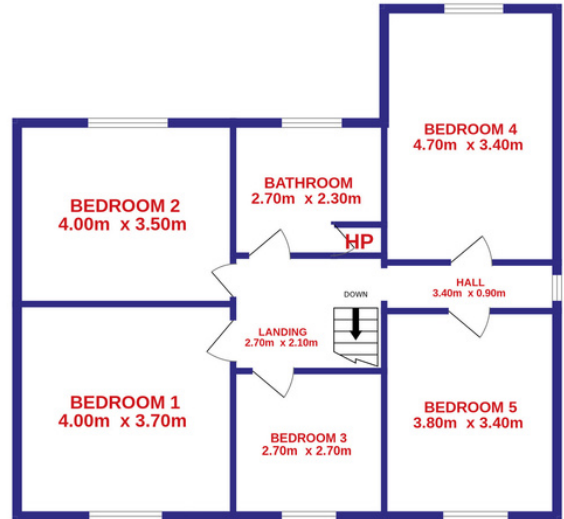


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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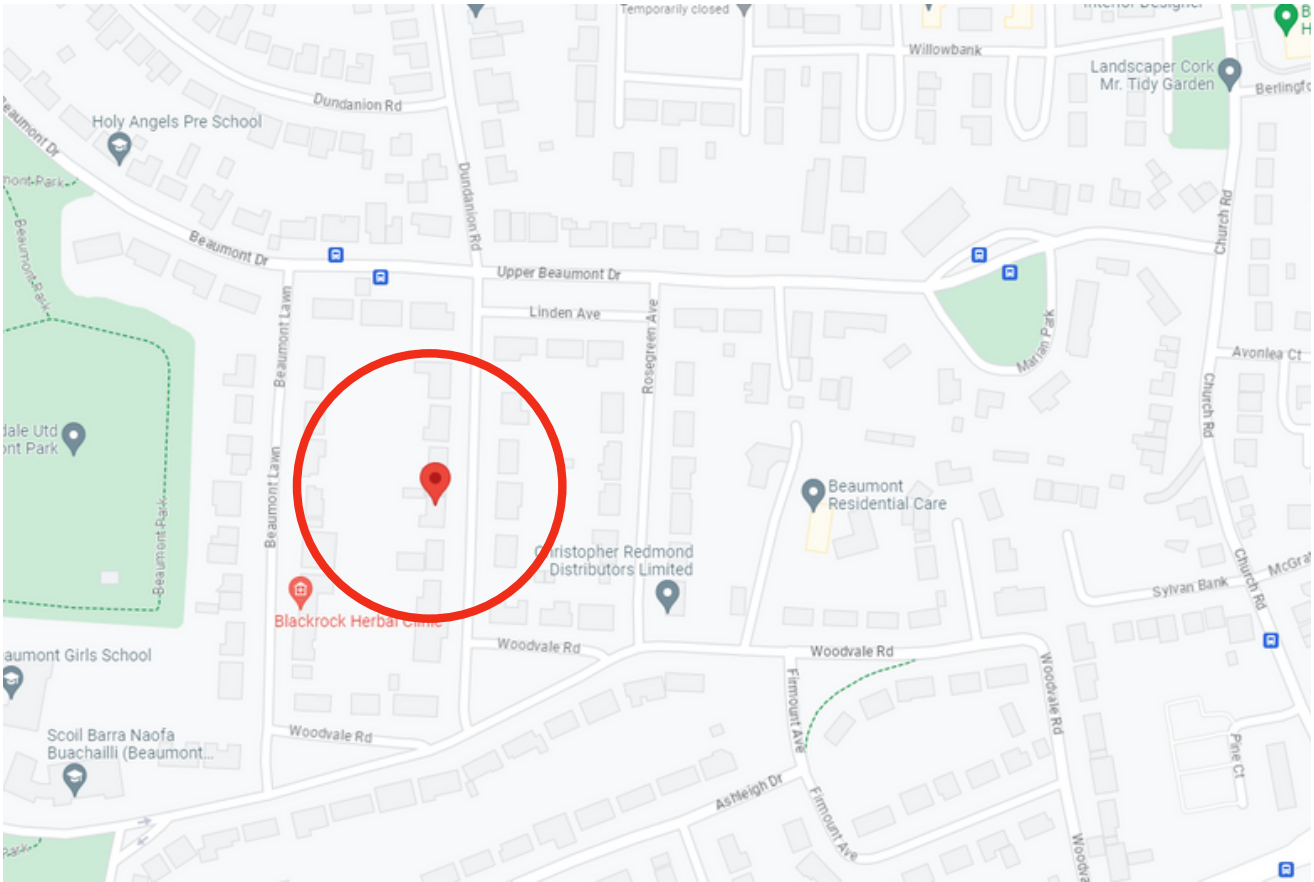
TOTAL FLOOR AREA : 211.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 H4FX for directions.



## | ALL ENQUIRIES TO:

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**[garry@eracork.ie](mailto:garry@eracork.ie)**



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ERA *...the people you can trust*

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Solicitor Details:  
Rosemary Cremen, Galvin Donegan LLP, 91 South Mall, Cork

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